

**Gateway House
28 The Quadrant
Richmond
TW9 1DN**



GRADE A OFFICES TO LET
UNDERGOING EXTENSIVE REFURBISHMENT
10,322 Sq. Ft (958.90 Sq m) approx.

020 8332 7788

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www.michaelrogers.co.uk

Location:

Gateway House is conveniently located on The Quadrant In the centre of Richmond Upon Thames next to Richmond train station providing both mainline services to Waterloo, in addition to London Underground (District Line) and London Overground services. The A316 is close by, giving access to the M3 and motorway network. Heathrow Airport is 12 miles to the west.

Richmond has a wide range of attractions with extensive retail, theatres, cinemas, restaurants, parklands and the river Thames.

Description:

The reception and common parts are about to be substantially refurbished.

The available suite is on the fourth floor and is undergoing an extensive refurbishment.

Accommodation:

The unit has the following approximate net internal area:

Floor	Sq. Ft	Sq. M
Fourth	10,322	958.90
Total	10,322	958.90

Amenities:

- Double glazed curtain walling system
- Four pipe fan coiled air conditioning.
- New LED lights.
- Double-glazed windows.
- Raised floor.
- New kitchen.
- New WC's and showers.
- New carpeting

The whole suite is being renewed.

Lease terms:

The unit is available on a new effective full repairing and insuring lease for a term by arrangement.

Rent:

Upon application.

Rating Assessment:

We are advised that the rateable value is £254,127 giving rate payable of £129.604.77.

Interested parties are advised to make their own enquiries with the Valuation Office Agency with regards rates.

Service Charge:

Upon application.

EPC:

Upon application

Anti Money Laundering:

Michael Rogers LLP is regulated by the RICS and by HMRC in relation to its agency services and as a result is obliged to undertake anti money laundering checks on all parties proceeding with property transactions. We cannot proceed with any relevant property transactions without these checks having been satisfactorily completed and you will be asked to provide information to satisfy such checks.

Viewing:

Through Sole Agents, Michael Rogers.
Tel: 020 8332 7788

Niall Christian niall.christian@michaelrogers.co.uk

Subject to Contract May 2024

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